

Return to Use Initiative

2004 Demonstration Project

MGM Brakes: Cloverdale, California

THE SITE: The MGM Brakes Superfund Site occupies five acres in Cloverdale, Sonoma County, California. The site borders a main thoroughfare very close to California Highway 101. For twenty years, the MGM Brakes facility manufactured cast aluminum brake components for large motor vehicles. Discharge of wastewater from the casting plant led to polychlorinated biphenyl (PCB) contamination in soils and volatile organic compound (VOC) contamination in ground water. Since 1998, the largely remediated site has remained idle. In a Five-Year Review issued in January 2004, EPA declared the site's remedy to be protective—soil cleanup has long been complete and semi-annual ground water monitoring will continue until safe drinking water standards have been achieved. Only two wells continue to exceed safe drinking water standards and neither of these is located on the MGM Brakes property. It is expected that ground water cleanup goals will be achieved within the next five years.

THE OPPORTUNITY: The site sits on a busy highway and is zoned for highway commercial uses. Under the Return to Use initiative, a collaborative local and EPA effort to support the reuse of cleaned up Superfund sites, EPA Regional staff are working with local stakeholders to enable the commercial redevelopment of the site.

THE BARRIER: Institutional controls do not allow excavation of more than one cubic yard of earth from a depth greater than 15 feet below ground surface. This precaution applies to only 1.2 percent of the site's land area and should not impede the site's reuse. The primary obstacle to reuse is the stigma associated with the property as a Superfund site.

THE SOLUTION: In an effort to combat the negative associations with the property, EPA has declared the MGM Brakes site ready for commercial reuse in a Ready for Reuse (RfR) Determination, signed on February 2, 2005.

COMMERCIAL REUSE PLANNING: EPA hopes that the Ready for Reuse Determination will give prospective buyers confidence to pursue redevelopment of the property.

FOR MORE INFORMATION, CONTACT: Gary Riley at riley.gary@epa.gov or (415) 972-3003.



Barrier:
Superfund site stigma

Solution:
RfR Determination



Before:
Cleaned up manufacturing site; five acres of fenced, vacant land along a major highway in Sonoma County

After:
Five acres of land ready for commercial redevelopment